The Seasons at Tiara Rado Homeowners' Association

Third 2026 Board Meeting Minutes – October 15, 2026

Redlands United Methodist Church

A. Call to Order by Wolfgang Sigmund at 5:04 PM.

B. Establish Quorum of the Board: Quorum was established with three Board Members present (Wolfgang Sigmund, Roger Williams and Gretchen Gahm). There were 15 members present.

C. Consent Agenda. None.

D. Information Agenda.

1. **President's Report** - Wolfgang Sigmund

a. 2027-2028 Landscaping Contract. The Board sought and reviewed three landscaping company contract proposals for the 2027 and 2028 irrigation seasons. After extensive review and discussions with our landscaping associates, the Board decided that the proposal from Bookcliff Gardens came closest to meeting our needs for the next two years. The contract has been signed and is in place.

b. Irrigation Update. Bookcliff will be out to winterize the main line on October 26. Homeowners who want to wait until after that date to have their irrigation company perform winterization on their owner lines may wait until after the 26th or do it before. The owner control valve should be left in the closed position for the winter. If there are leaks in the control, the homeowner is responsible for repairing the leak to avoid damage during the winter. Homeowners who use household water for irrigation should have their system shut down and blown out prior to any freezing temperatures to avoid damage to the system.

The Seasons owns 14 shares of ditch irrigation water from Redland's Water and Power (RWP). We anticipate increased share costs in 2027, due to major operational canal repairs and increased power purchase rates.

c. Recruitment of new Board Members. After serving on The Seasons HOA Board for eight years, Bruce will be resigning after the 2026 Annual Meeting. There is one year remaining on his current three-year term. The Board will be appointing a replacement to complete his term. Roger Williams is completing his three-year term at the end of the 2026 Annual Meeting. An election process for that three-year term will be included in the 2026 Annual Meeting. It is also possible that there will be second three-year term open for election.

To conduct the business of the Association, the Board must have at least five members. The Board itself can authorize up to seven members, but as is experienced in most years, it is difficult to fill

five Board positions. Discussions continue about increasing to seven members, which has positives and negatives. Without a full Board we face the possibility of dissolution of the Association, which would involve the Courts; the possibility of an appointed Receiver making decisions until the finality of the dissolution process; and division and distribution of Assets. It is a complicated process putting people other than ourselves in charge of decisions impacting the neighborhood. (See the Amended Articles of Incorporation found on our website for more details). It would not be an ideal outcome for our wonderful neighborhood.

Being on the Board is not always easy, but it is important work and the relationships developed in support of each other are invaluable. Everyone in our neighborhood brings different perspectives and skills to our community, and there is a place for all to serve on the Board. That said, we could use someone with some experience in bookkeeping, accounting or financial management. Please consider pursuing a position on the Board now especially, but also in the future. Contact current Board members if you have questions and are willing to consider pursuing election to the Board.

d. Annual Meeting Announcement. The 2026 Annual Meeting will be held on Tuesday, December 1, 2026; 5:00 PM; in Clubhouse 25 at the Tiara Rado Golf Course. Packets including proxies, ballots and other information for the Annual Meeting will be mailed to all owners in the first week of November.

e. Acuff property fence. Seasons owner, a group of volunteers (with the permission of Jack Acuff) successfully removed the aging fence on the Acuff lot at the Seasons Drive entry. The Lot is not part of The Seasons subdivision, but it had a considerable impact on the aesthetics of the entry to The Seasons. Jack Acuff provided a dumpster for the removal. The intact posts will be repurposed and used for some trail upgrades within The Seasons. There have been many positive comments from members about the improvement. Thanks to all that participated!

2. **Vice President's Report** – No report.

3. **Treasurer's Report** – presented by Wolfgang Sigmund due to Don Fry's (Treasurer) absence. The current Balance Sheet and P&L's are available on the website and a few copies were available at the meeting. There was nothing remarkable in his report other than again reviewing the legal fees related to the court case between the former Seasons owner opposing Peggy Vaughn and the HOA. Wolfgang announced that in addition to the 2027 Budget that will be presented at the Annual Meeting, it was likely that there would also be a Special Assessment levied to cover the balance of legal fees owed to the Law Firm representing us in the court case.

As of the Board Meeting there were no updates related to the Appeal in the court case. Discussion ensued about possible scenarios to be considered depending on the Appeal outcome. There were some owners that expressed interest in continuing to pursue collection of further legal fees from

the former owner. Feedback will continue to be considered by the Board and updates presented when appropriate.

4. **Committee Reports** – Roger Williams.

Christmas Party. The Seasons Christmas Party will be held on Tuesday, December 8, 2026; 5:30 to 9:30 PM; at Two Rivers Winery and Chateau. Roger is organizing the event this year. Invitations and more information will be included in the Annual Meeting packets being mailed to everyone. We need volunteers to help set up and break down on the day of the event. Please contact Roger Williams; 650-364-6735; rogerw4321@gmail.com; if you have questions or are available to help!

5. **Secretary's Report** – Gretchen Gahm. No report.

E. **Announcements**

a. Oktoberfest. Oktoberfest was held on Tuesday, October 20, 2026, on the street in front of 453 Snow Mesa Court. It was an amazing evening with great weather, wonderful food, music and so many owners in attendance. Dankeschön to Tom LaCroix, Don Fry and their crew!

b. Monthly Tuesday Community Social Gatherings. Seasons Owners' social gatherings were held on the first Tuesday of each month, June through October 2026 at Clubhouse 25 at the Tiara Rado Golf Course. We enjoyed meeting neighbors, having great conversations and the option to stay for dinner! It was a successful season!

c. Seasons Ladies Lunch Club. The Seasons Ladies Lunch Club followed by optional Mahjong, held its last seasonal monthly gathering on Wednesday, October 21, 2026, at Clubhouse 25. Huge thanks go out to Tammy Long! A wonderful time was had by all that attended the luncheons, and the many that stayed to play! Tammy initiated the activities, organized the monthly gatherings, and managed to find and help train lots of new Mahjong players. (Enthusiastic applause followed!).

F. **Member Comments.**

Sharon Currie-Mills asked if the HOA had collected any DRC fines because of violations committed. To date no fines have been collected. Wolfgang explained that generally the DRC and Board have tried to work with owners to achieve compliance, and support positive interactions with neighbors. That approach has been successful with one exception. The Board is continuing to work with the one non-compliant owner to come to an agreement acceptable to all parties.

Andy Koff asked for a general explanation about the responsibilities of HOA Boards, specifically ours. A general explanation was provided, but acknowledgement was given that it is difficult to boil things down to provide a summary. Sharon suggested that the Board consider hosting some small

social gatherings to provide information about what the Board does, and how they do it, for those that might be interested in being on our Board. This is very worthy of consideration.

G. **Adjournment.** There being no further business before the Board, it was moved by Gretchen, seconded by Roger, and unanimously approved that the meeting be adjourned at 5:57 PM.

Gretchen Gahm, Secretary

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